

File No.: Z-9189

Owner: Christenson Living Trust

Applicant: Larry R. Troillett

Address: 5211 Kavanaugh Blvd.

Description: Lot 13, Block 1, McGehee Addition

Zoned: R-2

Variance Requested: Variances are requested from the area provisions of Section 36-156 to allow construction of an accessory building with reduced street side setback and increased rear yard coverage.

Justification: The applicant's justification is presented in an attached letter.

Present Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

STAFF REPORT

A. Public Works Issues:

No Comments.

B. Staff Analysis:

The R-2 zoned property at 5211 Kavanaugh Blvd. is occupied by a two-story frame single family residence. The property is located at the southeast corner of Kavanaugh Blvd. and Newton Street. There is a two-car wide carport at the south end of the residence and a small metal storage building in the rear yard area. Access to the carport is via Newton Street which essentially functions as an alley. An alley right-of-way runs along the south property line.

The applicant proposes to remove the carport and small storage building and construct a new one-story addition to the rear of the residence, as noted on the attached site plan. As part of the project, the applicant proposes to construct a 20.67 foot by 23 foot (475 square feet) detached garage in the rear yard area. There will be a small covered walkway between the addition and garage. The proposed building addition will include a covered patio area. The addition will conform to the minimum setback requirements from the side and rear property lines. The proposed detached garage will be located one (1) foot to 1.5 feet back from the rear (south) property line and 3.5 to 4.5 feet back from the west (street side) property line. The garage will be separated from the house (new addition) by approximately 6.2 feet.

The proposed garage will cover approximately 38 percent of the required rear yard area (rear 25 feet of the lot).

Section 36-156(a)(2)c. of the City's Zoning Ordinance requires a minimum street side setback of 15 feet for accessory structures in R-2 zoning. This section also allows a maximum rear yard coverage of 30 percent (rear 25 feet of the lot). Therefore, the applicant is requesting variances from these ordinance standards to allow the detached garage with reduced street side setback and increased rear yard coverage.

Staff is supportive of the requested street side setback and rear yard coverage variances. Staff views the request as reasonable. The proposed detached garage will not be out of character with the overall Heights neighborhood area, with respect to setbacks and coverage. There are a number of accessory garage structures in this area with rear yard coverages ranging from 30 to 50 percent. Additionally, the Newton Street right-of-way functions as an alley. It has a very narrow one-lane of pavement with no curb and gutter. There are several accessory structures located along the Newton Street right-of-way, with driveways accessing several residential properties. Staff believes that the proposed accessory garage structure will have no adverse impact on the adjacent properties or the general area.

C. Staff Recommendation:

Staff recommends approval of the requested street side setback and rear yard coverage variances, as filed.